025.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,193,200 / 1,193,200
					USE VALUE:	1,193,200 / 1,193,200
					ASSESSED:	1,193,200 / 1,193,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VOLYA MARGARET
Owner 2:	
Owner 3:	
Street 1:	36 CLEVELAND STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VOLYA MARGARET -
Owner 2:	-
Street 1:	36 CLEVELAND STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-6916

NARRATIVE DESCRIPTION

This parcel contains 5,198 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Clapboard Exterior and 2534 Square Feet, with 2 Units, 3 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5198.000	725,000	7,400	460,800	1,193,200
Total Card	0.119	725,000	7,400	460,800	1,193,200
Total Parcel	0.119	725,000	7,400	460,800	1,193,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.83 | /Parcel: 470.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 16084

GIS Ref

GIS Ref

Insp Date 07/05/17

!1994!

PREVIOUS ASSESSMENT

Parcel ID 025.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	724,000	7400	5,198.	460,800	1,192,200	1,192,200	Year End Roll	12/18/2019
2019	104	FV	540,000	7400	5,198.	489,500	1,036,900	1,036,900	Year End Roll	1/3/2019
2018	104	FV	540,000	7400	5,198.	357,100	904,500	904,500	Year End Roll	12/20/2017
2017	104	FV	495,600	7400	5,198.	311,000	814,000	814,000	Year End Roll	1/3/2017
2016	104	FV	495,600	7400	5,198.	264,900	767,900	767,900	Year End	1/4/2016
2015	104	FV	434,200	7400	5,198.	259,200	700,800	700,800	Year End Roll	12/11/2014
2014	104	FV	434,200	7400	5,198.	213,100	654,700	654,700	Year End Roll	12/16/2013
2013	104	FV	451,800	7400	5,198.	202,700	661,900	661,900		12/13/2012

PRINT

Date	Time
12/10/20	17:31:18

LAST REV

Date	Time
08/04/17	09:11:54

apro

1994

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHEDID-ABOUD	30378-82		7/11/1999		420,000	No	No		
BRESLOW GAIL J	24735-576		7/28/1994		215,000	No	No		Y

USER DEFINED

Prior Id # 1:	16084
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/11/2007	333	Redo Kit	142,925	C		G9	GR FY09	2 BTHS
9/3/2003	733	Re-Roof	9,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2017	MEAS&NOTICE	KB	Kevin B
1/23/2009	Meas/Inspect	336	PATRIOT
12/11/1999	Inspected	263	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	264	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5198		Sq. Ft.	Site		0	80.	1.11	1									460,751						460,800	

Total AC/HA: 0.11933 | Total SF/SM: 5198 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 460,751 | Spl Credit | Total: 460,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	2	Rating:	Average
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11542547
Const Adj.:	1.12443745
Adj $ / SQ:	213.218
Other Features:	151389
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	759934
Depreciation:	34957
Depreciated Total:	724977

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	1
1	4	1	
Totals			
2	8	3	

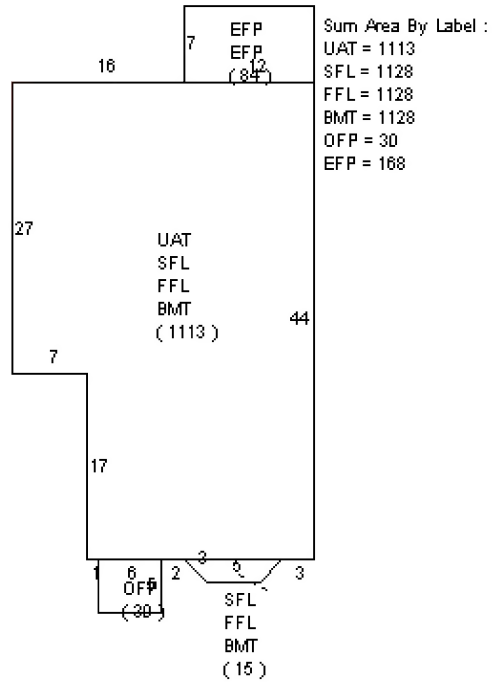
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	213.22
Special Features:	0	Val/Su Net:	187.82
Final Total:	725000	Val/Su SzAd	321.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,128	63.970	72,153
FFL	First Floor	1,128	213.220	240,510
SFL	Second Floor	1,128	213.220	240,510
UAT	Upper Attic	278	164.180	45,683
EFP	Enclos Porch	168	48.830	8,204
OFP	Open Porch	30	49.480	1,484

Net Sketched Area:	3,860			Total:	608,544
Size Ad	2256	Gross Are	4695	FinArea	2534

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	G	GD	1910	26.56	T	30	104			7,400			7,400

More:	N	Total Yard Items:	7,400	Total Special Featues:		Total:	7,400